



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of an Affordable Residential Plotted Colony under DDJAY-2016 namely "Asha Green" over an area measuring 12.087 acres situated in the revenue estate of Village Maina, Sector-22D, Rohtak vide

Registration No. HRERA-PKL-ROH-530-2023

Dated: 20.12.2023

2. Promoter of the project is ARJK Developers Private Limited having its registered office at A-2/258 Janak Puri, 110058 West Delhi. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi with CIN U70100DL2021PTC379987 having PAN No AAVCA0895M.



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3. Information submitted by the promoter about the project may be viewed in the PDF uploaded alongwith this certificate on the web portal of the Authority www.haryanarera.gov.in .
4. This Registration is being granted subject to following conditions that the promoter shall:
- i) strictly abide by the provisions of The Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
 - ii) strictly abide by the declaration made in form REP-II.
 - iii) apart from the price of the plot, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
 - iv) create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to plots sold/booked and expenditure made in the project.
 - v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.
 - vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.



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- vii) that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.
- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.
- ix) the said project shall be completed by 16.05.2028.

Special Conditions

- i. Both the Promoter and landowners shall comply with the provisions of Section 4(2)(I)(D) of RERA Act, 2016 (as per their shareholding in the saleable area as agreed to in the collaboration agreement) which states that 70% of the amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-I.
- ii. That following plots coming to the share of Jaipal and Devpal cannot be put to sale by the promoter:-

Sr. No.	Type	Plot No.	Area of each Plot (in sq mtr)
1.	A	1-19	109.900
2.	A	20	112.175
3.	B	23-25	150.00
4.	C	35-53	121.500
5.	F	82-88	127.300
6.	F	89	128.630
7.	G	90-102	108.325
8.	G	129-141	108.325
9.	H	142	111.825



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10.	H	143-150	111.475
11.	J	151-158	143.053
12.	J	159	149.995
13.	K	160	137.395
14.	K	161-163	137.496
15.	L	200-207,210-222	120.240
16.	L	208-209	121.140
17.	M	182-189,192-199	133.600
18.	M	190-191	134.600

- iii. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- iv. That the promoter shall not sell any part of the commercial site measuring 0.483 Acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot 62% of the commercial plotted area to the landowners (with mutual consent) before disposing of any part of commercial site.
- v. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
- vi. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate.



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vii. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 15 days from the issuance of this registration certificate, till which time no plots shall be sold. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.

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Dr. Geeta Rathee Singh
Member

-sd-

Nadim Akhtar
Member


No. HRERA-1449-2023.

Dated: 21.12.2023.

Granted under the hand and seal of the Executive Director to the Authority.

SEAL



Signature: 

Name: _____

K.L. Kapoor

Executive Director

Haryana Real Estate Regulatory Authority Panchkula